



ANDREWS AVENUE  
FLIXTON

£475,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- E



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS





# Andrews Avenue, Flixton, M41 8SU

**\*\*NO ONWARD CHAIN\*\* - \*\*MODERNISATION REQUIRED\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this significantly extended THREE BEDROOM detached family residence situated on the ever popular, cul-de-sac of Andrews Avenue in Flixton. Perfectly positioned at the head of a quiet cul-de-sac on this property has been lovingly cared for over the years but now offers an exciting opportunity for someone looking to modernise and personalise a home to their own taste. Set on a generous plot, the property also offers scope to extend further (subject to obtaining any necessary planning consent), providing the potential to create an even more impressive family home. Step inside where you will find multiple reception rooms, offering flexible space for relaxing, entertaining, or working from home. There is a fitted kitchen, a family bathroom, and three well-sized bedrooms, all ready for renovation and refurbishment to create a stylish, contemporary home. Externally, the front of the property features a lawned garden and a driveway providing ample off road parking, leading to a detached garage. To the rear, you'll find a large garden, mainly laid to lawn with a paved patio area, ideal for outdoor living or

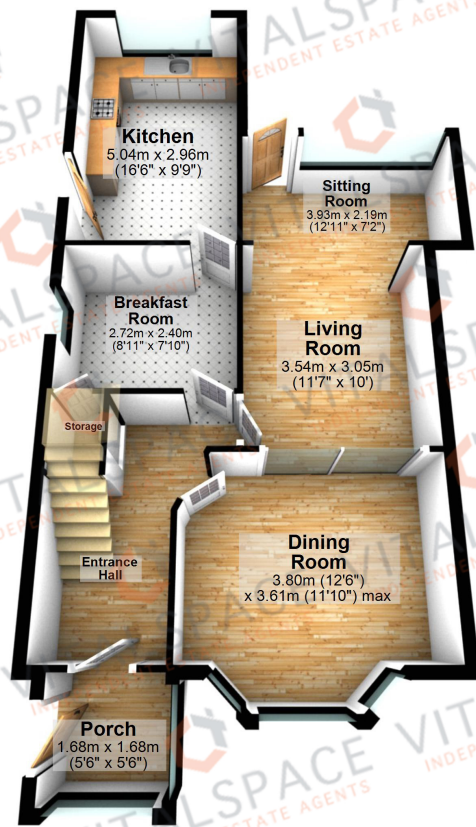




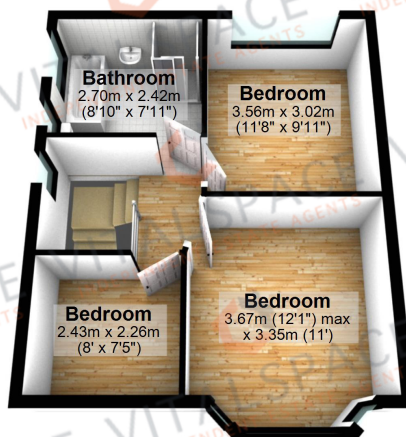




Ground Floor



First Floor



## Features

- Three bedrooms
- Detached family home
- No onward chain
- Scope for modernisation
- Large secluded garden plot
- Quiet cul-de-sac position
- Driveway and garage
- Three reception rooms
- 101 Sqm / 1087 Sqft
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 57 years

When was the roof last replaced? No

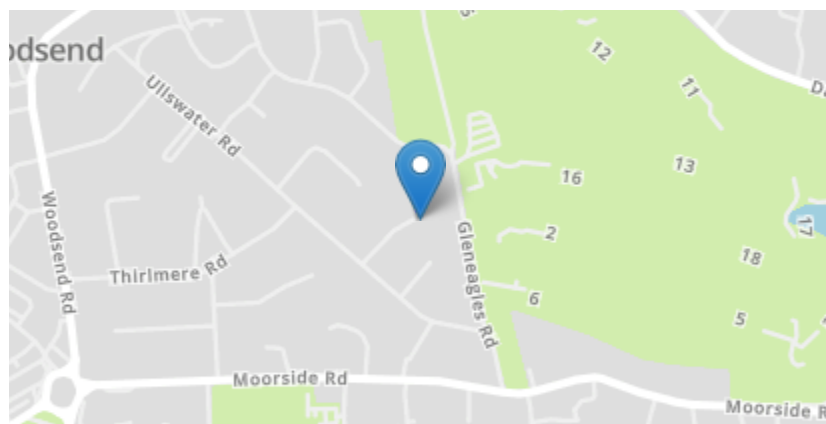
How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? No

Which way does the garden face? South East facing rear garden

Are there any extensions and if so when were they built? Kitchen and rear extension in 1973

Reasons for sale of property? If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	73
EU Directive 2002/91/EC		
England, Scotland & Wales		

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